



GOA RERA Reg. No. - **PRGO04180103**. For more information visit www.rera.goa.gov.in

PHASE I

Vian

"Exclusive Luxury Villas
Overlooking the City"

SITE ADDRESS

**NEAR NAGESH VILLAGE,
MONTE HILL, MARGAO, GOA**

OFFICE ADDRESS

**SHOP NO. 4, SAPANA BARRIER,
BORDA, MARGAO, GOA - 403602**

EMAIL

**RAYCONBUILDERS@GMAIL.COM
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MOBILE

**+91 7972539874
+91 9822123146**

VIEW FROM THE INTERNAL DRIVE WAY



VIAN is an Exclusive 4 Luxury Villa project and only of its kind overlooking the city. Its conveniently located with all the services available in its vicinity. Being at a right altitude, the project gives a mesmerising view of the greenery around in all seasons.

Surrounded with serene environment ... **VIAN** is an ideal place for your dream home.

AMENITIES

LANDSCAPED GARDENS
INVERTER BACKUP
SOLAR WATER HEATER
VIDEO DOOR CALLING
GATED COMPOUND
CCTV VIDEO SURVEILLANCE



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SPECIFICATIONS

- # RCC framed **STRUCTURE** in M20 concrete.
- # **MAIN DOOR** in Solid good class teak wood with **VIDEO DOOR** calling system.
Decorative Veneered Flush **INTERNAL DOORS** with melamine finish.
- # **WINDOWS AND FRENCH DOORS** in UPVC / anodised aluminium.
- # External **PAINT** in apex ultima or equivalent & Internal in royale or equivalent.
- # **ROOFING** with Monier Elabana concrete Tiles or equivalent.
- # **INTERNAL FLOORING** with double charged vitrified tiles. Quick Step or equivalent laminated Wooden flooring in Mast-Bedrooms.
- # Modular **KITCHEN** cabinets with Granite Platform , cooking range, chimney and stainless steel sink. Dado of 2ft height above the platform.
- # Well designed **TOILET** with E.W.C., wash basin, shower rose and tap with hot and cold water arrangement. Fittings and sanitary-ware of Jaquar or equivalent company. Shower enclosure to be provided in Mast-Bedrooms. Full height dado with digital glazed ceramic tiles. Ceramic tiles flooring.
- # **WATERPROOFING** with 5 years warranty.
- # **SOLAR WATER HEATER** with electrical backup for monsoons time.
- # 3-phase **ELECTRICAL** connection with concealed wiring, multiple light points, AC points, TV and telephone points, washing machine, water purifier.
- # **INVERTER BACK UP** for one light and one fan point in hall, kitchen and mast-bedrooms.
- # **CCTV** cameras in common areas.



Vian

Exclusive Luxury Villas Overlooking the City

V1

V2



Vian

Exclusive Luxury Villas Overlooking the City

V3



Vian

Exclusive Luxury Villas Overlooking the City

V4

CARPET AREA	159.11	SQ.MTS.
EXCLUSIVE BALCONY AREA	19.70	SQ.MTS.
EXCLUSIVE TERRACE AREA	36.49	SQ.MTS.
TOTAL BUILT UP AREA	198.44	SQ.MTS.
COVERED PARKING AREA	15.40	SQ.MTS.

VILLA V1-

Ground Floor



First Floor

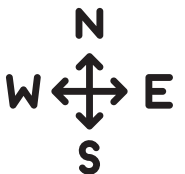


Second Floor



Vian

Note: Home furnishings, furniture, gadgets and cars are not a part of our offering. The areas shown in the floor plans may vary marginally during construction.



Exclusive Luxury Villas Overlooking the City

CARPET AREA	159.11	SQ.MTS.
EXCLUSIVE BALCONY AREA	19.80	SQ.MTS.
EXCLUSIVE TERRACE AREA	36.49	SQ.MTS.
TOTAL BUILT UP AREA	198.44	SQ.MTS.
COVERED PARKING AREA	15.40	SQ.MTS.

VILLA V2-

Ground Floor



First Floor

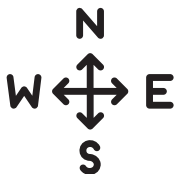


Second Floor



Vian

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Exclusive Luxury Villas Overlooking the City

CARPET AREA	197.54 SQ.MTS.
EXCLUSIVE BALCONY AREA	37.68 SQ.MTS.
EXCLUSIVE TERRACE AREA	46.73 SQ.MTS.
TOTAL BUILT UP AREA	250.97 SQ.MTS.
STILT PARKING AREA	86.46 SQ.MTS.

VILLA V3-

Stilt Parking



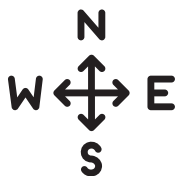
Ground Floor



Vian

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Exclusive Luxury Villas Overlooking the City



P.T.O.

CARPET AREA	197.54	SQ.MTS.
EXCLUSIVE BALCONY AREA	37.68	SQ.MTS.
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TOTAL BUILT UP AREA	250.97	SQ.MTS.
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VILLA V3-

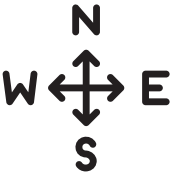
First Floor



Second Floor



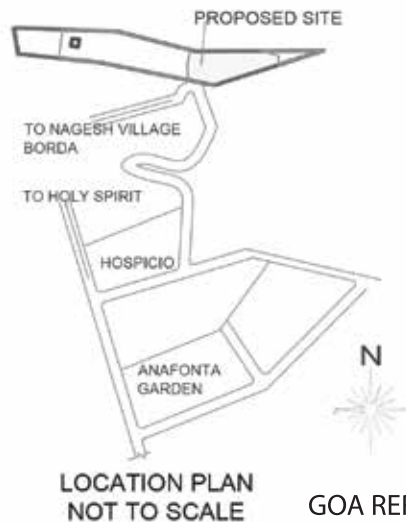
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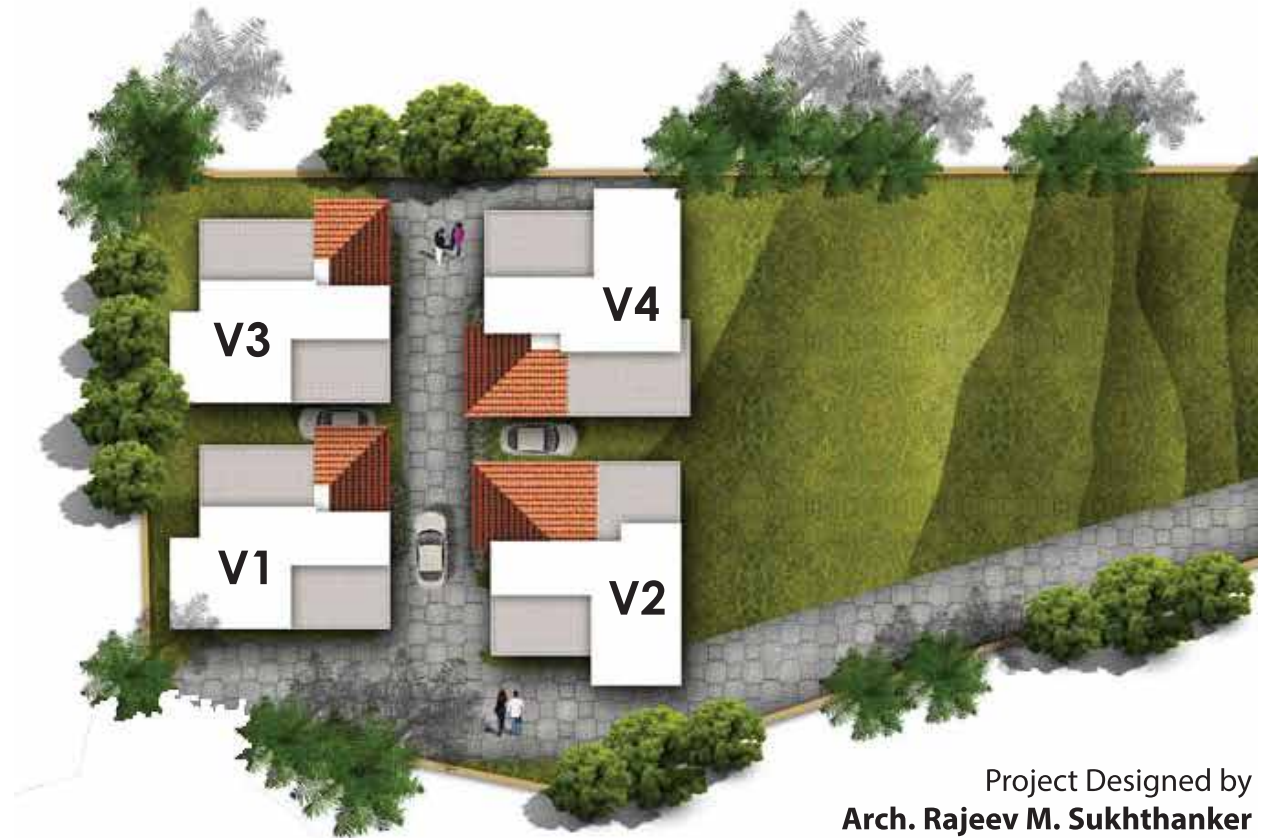
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Project Designed by
Arch. Rajeev M. Sukhthanker

SITE ADDRESS

NEAR NAGESH VILLAGE,
MONTE HILL, MARGAO - GOA

DISTANCE FROM PROJECT VIAN

MARGAO CITY	2.5 KMS
MARGAO BUS STAND	3.3 KMS
MARGAO RAILWAY STATION	3.7 KMS
DABOLIM AIRPORT	25 KMS
COLVA BEACH	7.4 KMS

Disclaimer: The images shown in the brochure are pictorial conceptualization. The information contained in this brochure is subject to change as may be required by the authorities or the company and cannot form part of an offer or contract. It is an attempt to replicate the project, however, the actual may differ. Home furnishings, furniture, gadgets and cars are not a part of our offering. The information and contents provided herein are subject to change within the provisions of Act and norms. Specifications shall be as per application form and agreement for sale. The areas shown in the floor plans may vary marginally during construction. Please read and pursue the terms and conditions of Application form/Agreement for sale as well as sanctions, permissions and clearances before tendering your booking.

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